

Message Text

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PAGE 01 ISFAHA 00037 151211Z

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FM AMCONSUL ISFAHAN

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TAGS: AFSP, IR

SUBJ: CONSULAR OFFICE AND RESIDENCE IN ISFAHAN

REF: 75 TEHRAN A-244, STATE 068336, ISFAHAN 0001

NEA/EX FOR WOERZ

1. PROPOSAL FOR AMENIAN CHURCH TO BUILD CONSULAR OFFICE/RESIDENCE HAS NOT WORKED OUT. ARMENIANS NOW PLAN ANOTHER USE FOR SITES IN QUESTION. THEY WERE WILLING SUBSTITUTE ANOTHER SITE WHICH WAS FAR TOO SMALL AND LOCATED IN INAPPROPRIATE AREA WITH DIFFICULT ACCESS. PRICE WOULD HAVE BEEN DOUBLE AMOUNT INITIALLY DISCUSSED. CONSUL WILL CONTINUE SEARCH, BUT HAS LITTLE HOPE OF FINDING ANY ARRANGEMENT BETTER THAN PRESENT OFFICE SITUATION.

2. AFTER FURTHER MONTHS OF SEARCHING, CONSUL HAS LOCATED RESIDENCE WHICH, THOUGH LESS THAN IDEAL, WOULD BE FAR MORE ADEQUATE AND APPROPRIATE THAN PRESENT RESIDENCE. FOLLOWING WERE AMONG POINTS CONSIDERED IN COMPARING PRESENT AND PROPOSED PROPERTIES: (1) ACCESS - PRESENT RESIDENCE IS FAR BACK IN NARROW, MUD-WALLED ALLEYS, WHILE NEWPROPERTY IS LOCATED ONLY SHORT DISTANCE (60 YARDS) FROM MAJOR RESIDENTIAL STREET. (2) SECURITY - DUE BETTER ACCESS, ARRIVAL AND DEPARTURE BY VEHICLE ARE MUCH MORE SECURE. ALSO PRESENT HOUSE IS LOCATED IN GARDEN COMPOUND BUT BUILDING IS PRACTICALLY UNSECURABLE; NEW HOUSE FRONTS DIRECTLY ON STREET BUT HAS BARRED WINDOWS ON STREET SIDE. ALL MAIN ROOMS FACE AWAY FROM STREET ONTO WALLED GARDEN, AND OFF-STREET PARKING

UNCLASSIFIED

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PAGE 02 ISFAHA 00037 151211Z

IS ADEQUATE FOR TWO CARS. ON-STREET PARKING FOR GUESTS IS

AVAILABLE NEARBY. (3) APPROPRIATENESS - PRESENT RESIDENCE IS LARGE BUT EXTREMELY SHABBY AND POORLY ARRANGED FOR ENTERTAINING WHILE NEW HOUSE, THOUGH SMALLER, IS MUCH MORE PRACTICAL AND ATTRACTIVE. NEW HOUSE HAS CENTRAL HEAT, ONE-AND-A-HALF BATHS, FOUR BEDROOMS, ADEQUATE KITCHEN AND STORAGE SPACE, WHILE PRESENT RESIDENCE IS DEFICIENT IN ALL THESE AREAS.

3. LANDLORD OF NEW PROPERTY WILL NOT, HOWEVER, DISCUSS DETAILS OF LEASE UNTIL HE IS SATISFIED USG WILL MEET THREE BASIC, NON-NEGOTIABLE CONDITIONS: (A) RENTAL FIGURE OF 120,000 RIALS (\$1702.13) PER MONTH. (B) LEASE MUST RUN ONLY TWO YEARS AND NOT BE EXTENDABLE BEYOND THAT POINT, AND (C) A CLAUSE MUST BE ADDED TO STANDARD USG LEASE AGREEMENT THAT USG AGREES VACATE HOUSE AT END OF TWO YEAR LEASE PERIOD. (LANDLORD CLAIMS REQUIREMENT (C) PROTECTS HIM FROM PROVISION OF IRANIAN RENT LAWS WHICH PROHIBITS A LANDLORD FROM EVICTING TENANTS UNLESS LANDLORD INTENDS OCCUPY PROPERTY HIMSELF).

4. IN DESPERATION CONSUL RECOMMENDS ACCEPTANCE OF LANDLORD'S CONDITIONS BECAUSE, AFTER YEAR'S SEARCH, THIS IS ONLY HOUSE SEEN WHICH MEETS EVEN MINIMUM REQUIREMENTS FOR REPRESENTATIONAL RESIDENCE. UNLIKE IN SOME PARTS OF IRAN, ISFAHAN RENTAL CLIMATE HAS SHOWN NO SIGN OF EASING. LARGE NUMBERS OF AMERICANS AND OTHER FOREIGNERS CONTINUE ARRIVE FOR PROJECTS IN PROGRESS, AND WORD IS ALREADY OUT AMONG LANDLORDS THAT HELICOPTER CO-PRODUCTION CONTRACT WILL BRING HUNDREDS MORE FOREIGNERS TO ISFAHAN IN FUTURE. THOUGH SHORT RENTAL PERIOD AND LIMITATION ON EXTENSIONS BEYOND INITIAL LEASE PERIOD ARE UNFAVORABLE, LOCAL SITUATION AND LANDLORD ATTITUDES PRECLUDE ANY MORE FAVORABLE ARRANGEMENTS.

EMBASSY CONCURS.
MARSHALL

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